

United States Bankruptcy Court  
Northern District of Ohio

In re:  
Richard M. Osborne  
Debtor

Case No. 17-17361-aih  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0647-1  
Date Rcvd: Feb 11, 2021

User: mgaug  
Form ID: pdf722

Page 1 of 5  
Total Noticed: 28

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 13, 2021:**

Recip ID	Recipient Name and Address
db	+ Richard M. Osborne, 7020 Williams Rd, Concord, OH 44077-9411
aty	+ Frederic P. Schweg, 2705 Gibson Drive, Rocky River, OH 44116-3008
aty	+ Gregory M. Dennin, Dennin & Dennin, 2745 Main Street, Lake Placid, NY 12946-3559
aty	+ Shapero Green & Michel LLC, 25101 Chagrin Blvd., Cleveland, OH 44122-5643
cr	+ CSX Transportation, Inc., c/o McGuireWoods LLP, 50 N. Laura Street, Suite 3300, Jacksonville, FL 32202-3661
cr	+ Center Street School Condominiums and coachhouses, Kaman & Cusimano, LLC, 50 Public Square Suite 2000, Cleveland, OH 44113-2215
cr	+ Chicago Title Insurance Company, 2533 North 117th Avenue, Omaha, NE 68164-3679
cr	Citizens Bank, N.A., c/o Michael S. Tucker, Esq., 1660 West 2nd Street, Suite 1100, Cleveland, OH 44113-1448
cr	+ City of Willoughby, One Public Square, Willoughby, OH 44094-7827
cl	+ Diane M. Osborne, 8255 Morley Road, Mentor, OH 44060-8033
cr	+ Estate of Jerome T. Osborne, c/o Kirk W. Roessler, Esq., 1301 East Ninth Street Suite 3500, Cleveland, OH 44114-1838
cr	+ First Federal Bank of the Midwest, successor by me, c/o Attorney Melody A. Dugic, 6 Federal Plaza Central, Suite 1300, Youngstown, OH 44503, UNITED STATES 44503-1508
cr	+ First National Bank of Pennsylvania, c/o Matthew H. Metheney, Esq., Porter Wright Morris & Arthur LLP, 950 Main Avenue, Suite 500, Cleveland, OH 44113-7206
intp	+ GD3 Ventures I, LLC, 9124 Tyler Blvd., Mentor, OH 44060-1881
intp	+ Gas Natural Inc., 184 Shuman Blvd., Ste 300, Naperville, OH 60563-8420
res	+ Home Savings Bank, Successor by Merger to The Home, 275 Federal Plaza West, Youngstown, OH 44503-1200
cr	+ Huron River Properties, Inc., c/o Kirk W. Roessler, Esq., 1301 East Ninth Street Suite 3500, Walter Haverfield LLP, Cleveland, OH 44114-1821
sp	+ Leslie E. Wargo, Wargo Law, LLC, 1501 North Marginal Road Suite 182, Cleveland, OH 44114-3762
cr	+ Michael E. Osborne, Sr., 7670 Tyler Blvd., Mentor, OH 44060-4853
cr	+ Ohio Department of Taxation, c/o William C. Huffman, 24441 Detroit Road, Suite 300, Westlake, OH 44145-1543
cr	+ Osborne Farms, LLC fka Huron Lime Company, LLC, c/o Kirk W. Roessler, Esq., 1301 East Ninth Street Suite 3500, Cleveland, OH 44114-1838
acc	+ Rea & Associates, Inc., Critchfield, Critchfield & Johnston, 225 North Market Street, Wooster, OH 44691-3511
app	+ Scott Hivnor, Advanced Appraisal Services, 37721 Vine Street Suite 3, Willoughby, OH 44094-6256
intp	+ Stephen Lovick, 7080 Painesville Ravenna Road, Concord, OH 44077-8926
cr	+ The Huntington National Bank, c/o Timothy P. Palmer, Esq., Buchanan Ingersoll & Rooney PC, One Oxford Centre 20th floor, Pittsburgh, PA 15219-1400

TOTAL: 25

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
r	+ Email/Text: eric@agrealestategroup.com	Feb 11 2021 22:04:00	Eric Silver, AG Real Estate Group Inc, 3659 South Green Road, #100, Beachwood, OH 44122-5715
intp	+ Email/Text: OHAGCEBKYEbn@ohioattorneygeneral.gov	Feb 11 2021 22:00:00	Lakeland Community College, c/o Alison L. Archer, Assistant Attorney General, 615 W. Superior Ave., 11th Floor, Cleveland, OH 44113-1899
intp	+ Email/Text: ecf@buckleyking.com	Feb 11 2021 22:01:00	Zachary B Burkons, c/o Buckley King LPA, 600 Superior Ave., Suite 1400, Cleveland, OH 44114-2693

TOTAL: 3

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
aty		Vorys, Sater, Seymour and Pease LLP
r		AG Real Estate Group, Inc.
cr		Bank of America, N.A.
cr		Erie Bank, a Division of CNB Bank s/b/m to Lake Na
cr		Mentor Lumber & Supply Co.
cr		Nationwide Mutual Fire Insurance Company
cr		Tax Ease Ohio, LLC
aty	*+	Gregory M. Dennin, Dennin & Dennin, 2745 Main Street, Lake Placid, NY 12946-3559

TOTAL: 7 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 13, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 11, 2021 at the address(es) listed below:

Name	Email Address
Adam S. Baker	on behalf of Creditor Michael E. Osborne Sr. abakerlaw@sbcglobal.net, adam@bakerlaw.us;abakerlaw@gmail.com
Alison L. Archer	on behalf of Interested Party Lakeland Community College alison.archer@ohioattorneygeneral.gov Trish.Lazich@ohioattorneygeneral.gov;angelique.dennis-noland@ohioattorneygeneral.gov
Andrew M. Tomko	on behalf of Creditor Tax Ease Ohio LLC atomko@sandhu-law.com, bk1notice@sandhu-law.com
Austin B. Barnes, III	on behalf of Creditor Tax Ease Ohio LLC abarnes@sandhu-law.com, bk1notice@sandhu-law.com
Bryan J. Farkas	on behalf of Trustee Kari B. Coniglio bjfarkas@vorys.com bjfarkas@vorys.com;caujczo@vorys.com;mdwalkuski@vorys.com
Carrie M. Brosius	on behalf of Plaintiff Kari B. Coniglio cmbrosius@vorys.com mdwalkuski@vorys.com
Carrie M. Brosius	on behalf of Trustee Kari B. Coniglio cmbrosius@vorys.com mdwalkuski@vorys.com
Christopher J. Klym	on behalf of Creditor Ohio Department of Taxation bk@hhkwlaw.com
David M. Neumann	on behalf of Interested Party Zachary B Burkons dneumann@meyersroman.com jray@meyersroman.com;mnowak@meyersroman.com
David T. Brady	on behalf of Creditor Tax Ease Ohio LLC DBrady@Sandhu-Law.com, bk1notice@sandhu-law.com
Dennis J. Kaselak	

	on behalf of Claimant Diane M. Osborne dkaselak@peteribold.com Cynthia@peteribold.com
Douglas M. Eppler	on behalf of Creditor Osborne Farms LLC fka Huron Lime Company, LLC deppler@walterhav.com
Drew T. Parobek	on behalf of Trustee Kari B. Coniglio dtparobek@vorys.com mdwalkuski@vorys.com
Elia O. Woyt	on behalf of Trustee Kari B. Coniglio eowoyt@vorys.com eowoyt@vorys.com;mdwalkuski@vorys.com
Frederic P. Schwieg	on behalf of Debtor Richard M. Osborne fschwieg@schwieglaw.com
Frederic P. Schwieg	on behalf of Attorney Frederic P. Schwieg fschwieg@schwieglaw.com
Frederic P. Schwieg	on behalf of Defendant Richard M. Osborne Sr. fschwieg@schwieglaw.com
Glenn E. Forbes	on behalf of Interested Party Stephen Lovick bankruptcy@geflaw.net gforbes@geflaw.net;r45233@notify.bestcase.com
Gregory P. Amend	on behalf of Creditor First National Bank of Pennsylvania gamend@bdblawn.com grichards@bdblawn.com
Heather E. Heberlein	on behalf of Creditor First National Bank of Pennsylvania hheberlein@porterwright.com mvitou@porterwright.com
Heather L. Moseman	on behalf of Interested Party GD3 Ventures I LLC heather@mosemanlaw.com
Jeffrey C. Toole	on behalf of Interested Party Zachary B Burkons jtoole@bernsteinlaw.com lyoung@bernsteinlaw.com
Jeffrey M. Levinson	on behalf of Defendant Rigrtona Holding Company LLC jml@jml-legal.com
Jeffrey M. Levinson	on behalf of Defendant Beth Ann Osborne jml@jml-legal.com
Jeffrey M. Levinson	on behalf of Defendant Osair Inc. jml@jml-legal.com
Jeffrey M. Levinson	on behalf of Defendant Louie V LLC jml@jml-legal.com
Jeffrey W. Bieszczak	on behalf of Trustee Kari B. Coniglio jwbieszczak@vorys.com
Jerry R. Krzys	on behalf of Plaintiff Home Savings Bank jkrzys@hendersoncovington.com jerrykrzys@gmail.com
John J. Rutter	on behalf of Creditor Mentor Lumber & Supply Co. jrutter@ralaw.com
Karey Werner	on behalf of Plaintiff Kari B. Coniglio kewerner@vorys.com
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Kirk W. Roessler	on behalf of Creditor Estate of Jerome T. Osborne kroessler@walterhav.com kballa@walterhav.com;slasalvia@walterhav.com;deppler@walterhav.com
Kirk W. Roessler	on behalf of Creditor Osborne Farms LLC fka Huron Lime Company, LLC kroessler@walterhav.com, kballa@walterhav.com;slasalvia@walterhav.com;deppler@walterhav.com
Kirk W. Roessler	on behalf of Creditor Huron River Properties Inc. kroessler@walterhav.com, kballa@walterhav.com;slasalvia@walterhav.com;deppler@walterhav.com
LeAnn E. Covey	on behalf of Creditor Bank of America N.A. bknotice@clunkhoose.com
Leslie E. Wargo	on behalf of Cross-Claimant Richard M. Osborne Leslie@Wargo-Law.com

Leslie E. Wargo	on behalf of Defendant Richard M. Osborne Leslie@Wargo-Law.com
Leslie E. Wargo	on behalf of Spec. Counsel Leslie E. Wargo Leslie@Wargo-Law.com
Leslie E. Wargo	on behalf of Debtor Richard M. Osborne Leslie@Wargo-Law.com
Leslie E. Wargo	on behalf of Trustee Kari B. Coniglio Leslie@Wargo-Law.com
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Marcel C. Duhamel	on behalf of Plaintiff Kari B. Coniglio mcduhamel@vorys.com mdwalkuski@vorys.com
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Maria D. Giannirakis ust06	on behalf of Plaintiff Andrew R. Vara maria.d.giannirakis@usdoj.gov
Maria D. Giannirakis ust06	on behalf of U.S. Trustee United States Trustee maria.d.giannirakis@usdoj.gov
Matthew D. Fazekas	on behalf of Trustee Kari B. Coniglio mdfazekas@vorys.com
Matthew H. Matheney	on behalf of Creditor First National Bank of Pennsylvania mmatheney@porterwright.com cpeskar@porterwright.com
Melody A. Dugic	on behalf of Creditor First Federal Bank of the Midwest successor by merger to Home Savings Bank, successor by merger to The Home Savings & Loan Company of Youngstown, Ohio mgazda@hendersoncovington.com
Melody A. Dugic	on behalf of Respondent Home Savings Bank Successor by Merger to The Home Savings & Loan Company of Youngstown, Ohio mgazda@hendersoncovington.com
Melody A. Dugic	on behalf of Plaintiff Home Savings Bank mgazda@hendersoncovington.com
Michael J. Moran	on behalf of Defendant Diane M. Osborne mike@gibsonmoran.com moranecf@gmail.com;r55982@notify.bestcase.com
Michael J. Moran	on behalf of Defendant Diane M. Osborne Trustee of the Diane M. Osborne Trust mike@gibsonmoran.com, moranecf@gmail.com;r55982@notify.bestcase.com
Michael J. Moran	on behalf of Claimant Diane M. Osborne mike@gibsonmoran.com moranecf@gmail.com;r55982@notify.bestcase.com
Michael J. Sikora, III	on behalf of Creditor Chicago Title Insurance Company msikora@sikoralaw.com aarasmith@sikoralaw.com
Michael R. Hamed	on behalf of Interested Party Gas Natural Inc. mhamed@kushnerhamed.com kgross@kushnerhamed.com
Michael S. Tucker	on behalf of Creditor Citizens Bank N.A. mtucker@ulmer.com
Nathaniel R. Sinn	on behalf of Creditor First National Bank of Pennsylvania nsinn@porterwright.com cpeskar@porterwright.com
Nathaniel R. Sinn	on behalf of Plaintiff First National Bank of Pennsylvania nsinn@porterwright.com cpeskar@porterwright.com
Patrick R. Akers	on behalf of Plaintiff Kari B. Coniglio prakers@vorys.com
Phyllis A. Ulrich	on behalf of Creditor The Huntington National Bank bankruptcy@carlisle-law.com bankruptcy@carlisle-law.com
Rachel L. Steinlage	on behalf of Interested Party Zachary B Burkons rsteinlage@meyersroman.com jray@meyersroman.com;mnowak@meyersroman.com;rbain@meyersroman.com

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Total Noticed: 28

Richard J. Thomas	on behalf of Plaintiff Home Savings Bank rthomas@hendersoncovington.com mgazda@hendersoncovington.com
Richard M. Bain	on behalf of Interested Party Zachary B Burkons rbain@meyersroman.com mnowak@meyersroman.com;jray@meyersroman.com
Richard W. DiBella	on behalf of Creditor Nationwide Mutual Fire Insurance Company rdibella@dgmblaw.com
Robert D. Barr	on behalf of Creditor Chicago Title Insurance Company rbarr@koehler.law syackly@koehler.law
Robin L. Stanley	on behalf of Defendant Diane M. Osborne rstanley@peteribold.com Sonya@peteribold.com;Cynthia@peteribold.com;5478@notices.nextchapterbk.com
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Scott D. Fink	on behalf of Creditor Erie Bank a Division of CNB Bank s/b/m to Lake National Bank ecfndoh@weltman.com
Scott R. Belhorn ust35	on behalf of U.S. Trustee United States Trustee Scott.R.Belhorn@usdoj.gov
Scott R. Belhorn ust35	on behalf of Plaintiff Andrew R. Vara Scott.R.Belhorn@usdoj.gov
Shannon M. McCormick	on behalf of Creditor Center Street School Condominiums and coachhouses Unit Owners' Association Inc. bankruptcy@kamancus.com
Stephen G. Thomas	on behalf of Debtor Richard M. Osborne steve@sgtlaw.net kim@sgtlaw.net
Stephen John Futterer	on behalf of Creditor City of Willoughby sjfutterer@sbcglobal.net r43087@notify.bestcase.com
Stephen R. Franks	on behalf of Creditor Bank of America N.A. amps@manleydeas.com
Timothy P. Palmer	on behalf of Creditor The Huntington National Bank timothy.palmer@bipc.com donna.curcio@bipc.com
Tricia L. Pycraft	on behalf of Accountant Rea & Associates Inc. tpycraft@ccj.com, bowman@ccj.com

TOTAL: 78

The court incorporates by reference in this paragraph and adopts as the findings and orders of this court the document set forth below. This document was signed electronically on February 10, 2021, which may be different from its entry on the record.

IT IS SO ORDERED.

Dated: February 10, 2021



  
ARTHUR I. HARRIS  
UNITED STATES BANKRUPTCY JUDGE

IN THE UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF OHIO  
EASTERN DIVISION

In re:	)	Case No. 17-17361
	)	
RICHARD M. OSBORNE, SR.,	)	Chapter 7
	)	
Debtor.	)	Judge Arthur I. Harris
	)	

**ORDER GRANTING AG REAL ESTATE, INC.'S APPLICATION FOR  
REIMBURSEMENT OF EXPENSES INCURRED IN CONNECTION WITH THE SALE  
OF REAL PROPERTY**

This matter is before the Court upon the Application of Ag Real Estate, Inc. (the “Broker”) for Reimbursement of Expenses Incurred in Connection with the Sale of Real Property (the “Application”) [Doc. 1050].<sup>1</sup> Upon consideration of the Application, the Court finds that the Application was well taken, that no objections were raised to the Application, and that proper

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<sup>1</sup> Capitalized terms not otherwise defined herein shall have the meanings given to them in the Application.

notice of the Application was provided in accordance with the Bankruptcy Code and the Federal Rules of Bankruptcy Procedure, as well as the Local Rules of this Court. Accordingly,

IT IS HEREBY ORDERED THAT:

1. The Application is granted.
2. The Trustee is authorized and directed to issue payment to the Broker from the net proceeds of the sale of the Subject Properties in the amount of \$5,000 representing out-of-pocket marketing expenses actually incurred by the Broker in the listing and sale of the Subject Properties.

IT IS SO ORDERED.

# # #

Submitted by,

/s/ Kari B. Coniglio, Trustee  
Kari B. Coniglio (0081463)  
200 Public Square, Suite 1400  
Cleveland, Ohio 44114  
(216) 479-6100  
(216) 479-6060 (facsimile)  
kbconiglio@vorys.com  
*Chapter 7 Trustee*

Copies sent via electronic mail on the attached service list and via regular U.S. mail on the Court's Mailing Matrix.

## SERVICE LIST

By electronic mail:

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- United States Trustee (Registered address)@usdoj.gov
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- Scott R. Belhorn ust35 Scott.R.Belhorn@usdoj.gov